

Public Benefits

A Legacy of Housing Benefits

The Seattle Convention Center's (SCC) mission for operations, guided by its Board of Directors, is to provide both direct and indirect economic and civic benefits. This consists of creating jobs and business activity to boost the local, regional, and state economy, and to generate civic benefits for the people of the community where the center is located.

Since opening the Arch building in 1988, the Board has recognized a responsibility to not simply mitigate adverse impacts created by the development of the Center, but to create a better social and physical environment wherever possible. Good housing for people of all incomes is essential for the vitality of a diverse and livable region and is a positive factor in attracting meeting and convention attendees to Seattle.

SCC funds were responsible for the preservation, restoration, and creation of a net gain of 1,040 affordable housing units in and around Seattle. The Center's funds allowed for the replacement of housing units that were demolished to make way for the construction of its original building in 1988 and its significant expansion in 2001, as well as the construction of additional low-income units to lessen indirect impacts upon the availability of affordable housing.

A Net Gain of 1,040 Housing Units

HOUSING PROJECT	DATE FINISHED	NUMBER OF UNITS	AFFORDABLE HOUSING PROVIDER (DEVELOPER WITH SCC)
Cambridge	1986	153	Bellwether (Seattle Housing Authority)
Eagles	1996	44	Bellwether (Housing Resources Group (HRG))
Ellis Court	1990	57	Donn Etherington
Gilmore	2003	65	Bellwether (HRG)
Graham/Terry	1992	121	Bellwether (HRG)
John Winthrop	1988	58	Bellwether sold 10/2018 (HRG)
Larned	1992	33	Capitol Hill Housing Improvement Program
Olive Tower	1984	52	Bellwether (HRG)
Oregon	1990	83	Bellwether (HRG)
St. Regis	1986	47	Seattle Housing Authority
Seneca	1998	32	Capitol Hill Housing Improvement Program
Starlighter	2001	6	Mt. Baker Housing Authority
Tall Cedars	2002	22	South King County Multi-Service Center
Tate Mason House	1998	97	Bellwether (HRG)
Views at Madison	2002	96	Hearing, Speech & Deafness Center
Village at Overlake Station	2002	308	King County Housing Authority
Vine Court	1987	54	Bellwether (HRG)
Total Units Built		1,328	
Units Lost to SCC Construction		(288)	McKay (88), Senator (73), Waldorf (127)
Net Units Gained		1,040	

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Summit Extends the Legacy of Housing Benefits

The exemplary track record of investment in affordable housing continued with the construction of the Summit building. To build the Summit building, the Center requested the City of Seattle vacate three alleys and underground portions of Olive Way and Terry Avenue. In exchange, the Center paid full market value of that land as well as providing a package of investments for the community. As part of the \$93 million of community investments package, \$40 million was provided to address the affordable housing crisis.

The package included \$4.3 million toward affordable housing through the City’s Incentive Zoning program, \$5 million to King County for affordable housing and \$330,000 to Plymouth Housing Group for additional development rights. The remaining \$30 million went to the Seattle Office of Housing’s pooled resources, which have funded thousands of affordable-housing units in projects such as the Eldridge on Capitol Hill and The Madison on First Hill.

Community Coalition Agreement	Affordable Housing Funding (plus additional \$1 MM for CC)	\$30,000,000
King County & Incentive Zone Housing	Affordable Housing Funding from KC Land Sale	\$5,000,000
King County & Incentive Zone Housing	Affordable Housing Funding from Incentive Zoning	\$4,300,000
Other elements	Plymouth Housing	\$330,000
Total		\$40,000,000

For more information, please visit our website at seattleconventioncenter.com.